

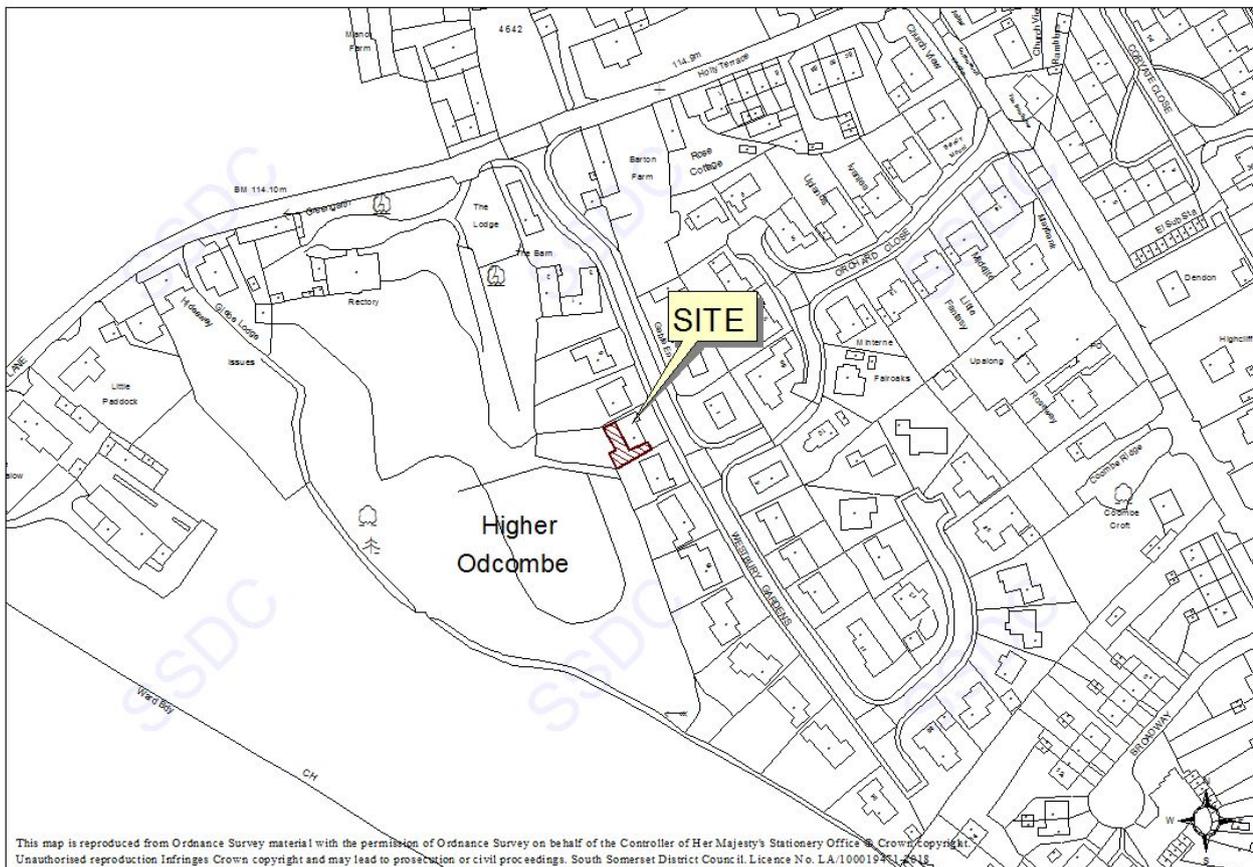
Officer Report On Planning Application: 18/02667/FUL

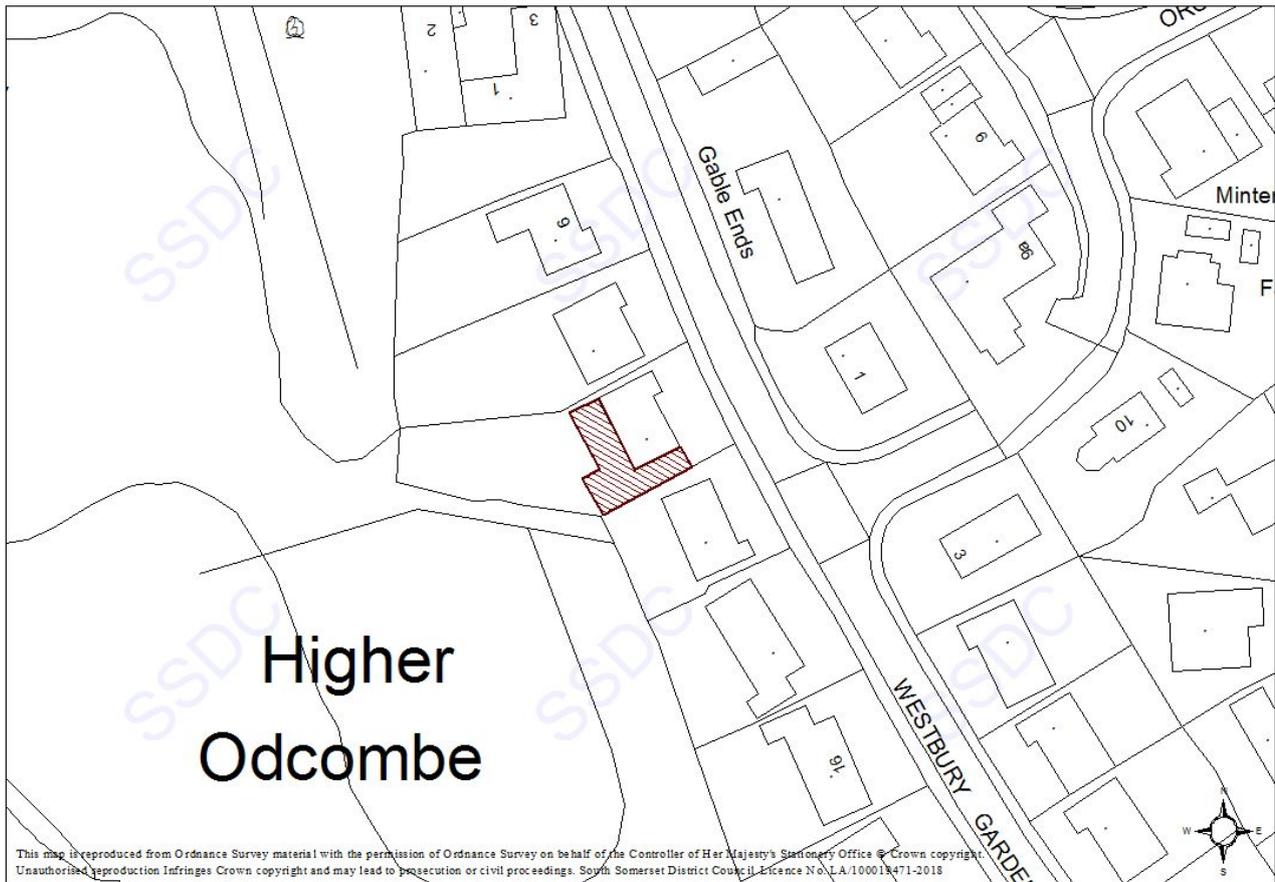
Proposal :	The erection of a two storey side and single storey rear extension to dwellinghouse.
Site Address:	10 Westbury Gardens Higher Odcombe Yeovil
Parish:	Odcombe
COKER Ward (SSDC Member)	Cllr Gina Seaton Cllr Cathy Bakewell
Recommending Case Officer:	Jacqui Churchill Tel: (01935) 462462 Email: planningcaseteam@southsomerset.gov.uk
Target date :	17th September 2018
Applicant :	Mr Liam Delaney
Agent: (no agent if blank)	Mr Barry Buckley Castellum Tinneys Lane Sherborne Dorset DT9 3DY
Application Type :	Other Householder - not a Change of Use

Reason for Referral to Committee

At the request of the Ward Members with the agreement of the Area Chair this application is to be heard at committee to allow for full discussion around public interest and amenity.

Site description and proposal





Date of site visit: 07.09.18

Neighbours/consultees correct: Yes

Description: 10 Westbury Gardens is a two storey detached dwellinghouse constructed of recon stone under a double roman tiled roof with white uPVC windows and doors.

This application seeks permission for the erection of a two storey side extension and single storey rear extension.

History:

17/04274/FUL - The erection of a single storey side and rear extension - permitted with conditions 04.12.17

Policy:

- South Somerset Local Plan 2006-28:
- Policy SD1- Sustainable Development
- Policy SS1 - Settlement Hierarchy
- Policy EQ2 - Design and General Development
- Policy TA5 - Transport Impact of New Development
- Policy TA6 - Parking Standards

NPPF:

Chapter 7 - Requiring Good Design

Somerset County Council Parking Strategy (September 2013) and Standing Advice (June 2017)

South Somerset District Council Supplementary Guidance - Extensions and Alterations to Houses - A Design Guide

Odcombe Village Design Statement - updated 2015

Town/Parish Council:

Odcombe Parish Council - Recommend refusal in the interest of residential amenity - the additional height is overbearing.

Other Consultees:

Highways Authority: Standing advice applies (in this case, Amber Zone location and consequent need for 2.5 off- street car parking spaces)

Highways Consultant: No highways issues, no objections.

Neighbour Comments: 12 neighbours were notified and a site notice was displayed. The following representation was received:

12 Westbury Gardens - (in summary) Strongly object as

- i. very oppressive and overbearing
- ii. rear window would invade privacy
- iii. building would dominate view from conservatory and garden
- iv. render will require regular maintenance
- v. question need for second storey

Full objection available to view at www.southsomerset.gov.uk

Officer response - although points iv and v are not material planning considerations, points i - iii will be dealt with under considerations below.

CONSIDERATIONS

Principle of Development

The proposal is made for the alteration and extension of an existing dwelling in Higher Odcombe. The extension of existing properties is usually acceptable in principle subject to the proposed development being in accordance with Development Plan policies and proposals. In this case, a previous proposal 17/04274/FUL for the erection of a single storey side and rear extension was approved with conditions on the 04.12.2017. The main considerations in assessing this revised scheme will be the impact on the residential amenity of neighbouring residents, the impact on visual amenity of the area and impact on highway safety.

Scale and Appearance

Policy EQ2 of the South Somerset Local Plan requires the proposal, in terms of density, form, scale, mass, height and proportions, to create a quality place, respect local context and character and to have regard to South Somerset District Council's Development Management advice and guidance. The

National Planning Policy Framework (NPPF) also highlights the importance of high quality design. SSDC have published a Residential Extension Guide which further protects the amenity of neighbouring properties, stating that extensions must not reduce the existing amenities of neighbours by overlooking or overshadowing. It also protects the character of the house, requiring extensions to be in keeping with the character of the building by neither dominating the building nor upsetting the balance of its original design.

When considering such a proposal it is important to ensure that the design, scale and appearance is appropriate to avoid dominating the existing house. In this case the property is located in a residential road of differing style properties with the neighbouring property to the south being a bungalow. The proposal has been revised from 17/04274/FUL to include a two storey side element to provide a dressing room and ensuite bathroom at first floor level. The two-storey side extension extends almost to the boundary with the neighbouring bungalow. The proposed two storey side extension, is set slightly lower than the host dwelling's ridgeline and set back from the principal elevation resulting in a subservient appearance to the host dwelling in line with SSDC's design guide. The application property is set in a generous size plot with a rear garden bounded by 1.8m timber fencing and mature planting. Materials are stated as matching. As such, it is not considered that the proposal causes demonstrable harm to visual amenity and therefore accords with policy EQ2 of the South Somerset Local Plan 2006-28 and the provisions of the NPPF 2018.

Residential Amenity

The revised application has introduced a two storey side element following the previously approved single storey extensions.

The occupants of the neighbouring bungalow to the south (12 Westbury Gardens) have raised an objection on the basis that the proposal is oppressive and overbearing and invades their privacy. It is noted that the two-storey element will exceed the height of the adjoining bungalow's ridge. The west side of Westbury Gardens is made up of two storey properties to the north and single storey properties to the south. There is approximately a 2.2m gap between the built form of 10 and 8 Westbury Gardens which are both two storey properties. As a result of the proposal, there is approximately a 1.8m gap between the application property and the bungalow to the south. Although the single storey element extends beyond the rear elevation of the application property, the two-storey element is limited to the depth of the existing dwellinghouse which extends approximately 1m deeper to the west (rear) than the rear elevation of the neighbouring bungalow. Therefore, due to the design of the extension including the two storey element being limited to the existing side elevation and the residual gap between the neighbouring properties, it is not considered that the proposed extension would cause an unacceptable sense of overbearing development. Furthermore, due to the orientation of the application property to the north of the bungalow, the proposal is not considered to cause a significant loss of light.

It is noted that there are no proposed side windows at first floor level in the two-storey side extension to avoid overlooking. The proposed window at first floor on the rear elevation will serve a bathroom and as such will be conditioned to be retained as obscure glazing. It is not necessary to remove permitted development rights for new first floor windows in the side elevation of the two-storey extension as the GPDO (as amended) has restrictions to protect privacy in this respect. Nevertheless permitted development rights are recommended to be removed to ensure that no dormer window or other roof alterations are constructed in the two storey extension part of the proposal in order to help safeguard residential amenity. With the imposition of such a condition, and in light of the above comments, it is not considered that the proposal introduces additional significant overlooking or loss of privacy to justify a refusal of planning permission.

Whilst sympathetic to the concerns of the occupiers of the neighbouring property, on balance it is not considered that the proposal causes demonstrable harm to residential amenity and therefore accords with policy EQ2 of the South Somerset Local Plan 2006-28 and the provisions of the NPPF 2018.

RECOMMENDATION

Approve for the following reason:

01. The proposal, by reason of its size, scale and materials, respects the character of the area and causes no demonstrable harm to residential amenity in accordance with the aims and objectives of Policy EQ2 of the South Somerset Local Plan (2006-28) and the provisions of the National Planning Policy Framework (March 2012).

SUBJECT TO THE FOLLOWING:

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To accord with the provisions of section 91(1) of the Town and Country Planning Act 1990.

02. The development hereby permitted shall be carried out in accordance with the following approved plans date stamped as received 23rd July 2018 and reference:

As Proposed - Ground Floor plan, Roof plan, Site/Block Plan, Location Plan, Section and Elevations
First Floor Plans and Cross Sections

and the external surfaces of the development shall be of materials as indicated in the application form and no other materials shall be used without the prior written consent of the local planning authority.

Reason: For the avoidance of doubt and in the interests of proper planning.

03. Notwithstanding the provisions of Article 3, Schedule 2, Part 1, Classes B and C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no additions or other alterations to the roof of the proposed two storey extension hereby permitted, including construction of dormer windows or roof balconies, shall be carried out without the prior express grant of planning permission.

Reason: In the interests of residential amenity and to avoid overdevelopment in accordance with policy EQ2 of the South Somerset Local Plan 2006-28 and the provisions of the National Planning Policy Framework 2018.

04. Prior to the development hereby approved being first brought into use, the first floor window on the rear elevation shall be fitted with obscure glass and shall be permanently retained and maintained in this fashion thereafter.

Reason: In the interests of residential amenity in accordance with Policy EQ2 of the South Somerset Local Plan 2006-28 and the provisions of the National Planning Policy Framework 2018.